



Home Book
for

202-380 Brae Rd, Duncan

The information and documentation included in this package was gathered from assumed reliable sources but should not be relied upon without further independent investigation and verification by the Buyer.

ETHOS

REAL ESTATE GROUP



ADDRESS

Welcome to The Cedars! This condo building is located centrally in downtown Duncan, within walking distance of all amenities and has amazing views of the mountains. A fantastic 2 bedroom/2 bath unit, it has good-sized rooms, a storage closet in unit and a separate storage too. With some updating this unit would shine and be a comfortable home for new home buyers to enter the market or for those looking to downsize. The building has secure entry, elevator, and laundry is shared. A truly great opportunity. Units in this building don't come on the market too often, so don't miss viewing it soon!

Please note the photo has been virtually staged.

MLS #1015833
Fin Sq Ft 900 approx.
Bedrooms 2
Bathrooms 2
Taxes \$2,387 (2025)



Dan Johnson
Personal Real Estate
Corporation

(250) 709-4987
dan@ethosrealestategroup.ca



ethosrealestategroup.ca

Amera Johnson
REALTOR®

(778) 838-8685
amera@ethosrealestategroup.ca

ETHOS

REAL ESTATE GROUP

202 - 380 Brae Rd Duncan BC V9L 3T8
MLS® No: 1015833 \$395,000 Active



Welcome to The Cedars! This condo building is located centrally in downtown Duncan, within walking distance of all amenities and has amazing views of the mountains. A fantastic 2 bedroom/2 bath unit, it has good-sized rooms, a storage closet in unit and a separate storage too. With some updating this unit would shine and be a comfortable home for new home buyers to enter the market or for those looking to downsize. The building has secure entry, elevator, and laundry is shared. A truly great opportunity. Units in this building don't come on the market too often, so don't miss viewing it soon!

Room	Level	Dims/Pieces
Bathroom	Main	4-Piece
Bedroom	Main	14'x9'
Bedroom - Primary	Main	18'x12'
Dining Room	Main	8'0x7'5
Ensuite	Main	2-Piece
Kitchen	Main	8'x6'
Living Room	Main	18'x14'
Walk-in Closet	Main	8'x4'

MLS® No: **1015833** List Price: **\$395,000**
 Status: **Active** Orig Price: **\$395,000**
 Area: **Duncan** Sub Area: **Du West**
 DOM: **1** Sold Price:
 Sub Type: **Condo Apartment**
 Pend Date: Title: **Freehold/Strata**

Interior				
Beds: 2	Baths: 2	Kitchens: 1	Fireplaces: 0	Storeys: 4
FinSqFt Total: 950	UnFin SqFt: 0	Basement: No	Addl Accom:	Laundry: Common Area
SqFt Total: 950	Layout: Condo	Appl Incl: Oven/Range Electric, Refrigerator		
Heating: Baseboard, Electric		Cooling: None		
Intr Ftrs:				

Exterior/Building				
Built (Est): 1973	Front Faces: West	Storeys: 4	Bldg Warranty:	
Construction: Frame Wood, Insulation: Ceiling,		Foundation: Poured Concrete	Roof: Asphalt Torch On	
Insulation: Walls, Stucco				
Lgl NC Use:	Access: Road: Paved		Bldg Style:	
Exterior Ftrs: Balcony				

Lot				
Lot SqFt: 0	Lot Acres: 0.00	Dimensions:	Shape:	
Park Type: Open	Park Spcs: 1	View: City, Mountain(s)	Waterfront:	Water: Municipal
Carpport Spcs: 0	Garage Spcs: 0			
Sewer: Sewer Connected	Restrictions:	Services:		
Lot Ftrs: Central Location, Corner, Easy Access, Landscaped, Recreation Nearby, Shopping Nearby, Sidewalk				

Legal/Public Records				
Assessed: \$299,600	Assess Yr: 2025	Taxes: \$2,387	Tax Year: 2025	
PID: 000-179-868	Roll No: 4980110	Zoning: HDR	Zone Desc: Multi-Family	
Plan Number:	Lot: Block:	District Lot:	Land District:	
Legal Description: STRATA LOT 11, SECTION 17, RANGE 6, QUAMICHAN LAND DISTRICT, PLAN VIS84, TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT ASSHOWN ON FORM 1 OR V, AS APPROPRIATE				

Strata				
Strata/Pad Fee: \$337	Strata/Pad Fee Year: 2025	Prop Mgr: Self managed	Mgr Phone:	
Complex:	Bldgs/Cmplx: 1	Str Lots/Cmplx: 38	Str Lots/Bldg: 38	
Balc SqFt:	Patio SqFt:	LCP SqFt:	Stor SqFt:	
Park SqFt:	Park Incl: 0	Park Cmn Sp: 0	Park LCP Spc: 1	
Depr Rpt?: Yes	Plan Type: Building	Lvs in Unit: 1	Unit's Level: Other Level	
Subdivision Name: The Cedars				
Rent Allwd?: Unrestricted				
Yngst Age: 0				
Pets Allwd: Birds, Caged	please see Bylaws			
Mammals, Cats				
BBQs Allwd: No				
Smoking Byl: Unknown				
Unit Incl: Balcony, Separate Storage				
Assmt Incl:				
Shrd Am:				

Licensee/Agency Information				
Licensee Name	Phone	Brokerage	Awd Split	
List: Dan Johnson*	250-709-4987	Pemberton Holmes Ltd. (Dun)		
CoList: Amera Johnson	778-838-8685	Pemberton Holmes Ltd. (Dun)		
Appt Ph:	Lckbx Loc: right railing front door	Solicitation OK?: No	Brok Fee: 3% 1st 100K/1.5% bal	

Licensee Notes: **Measurements approximate, buyers to verify if important. BB and go.**

Agent Info: **Information Package Available**

Showing Instructions: **Appts by Showing Service, Lockbox**

*Personal Real Estate Corporation



RESIDENTIAL ZONES

High Density Residential Zone

HDR

4.10 Intent

4.10.1 The intent of the High Density Residential (HDR) zone is to permit *multi-unit dwellings* that can accommodate a variety of *building forms* up to 5 storeys in *height*.

4.11 Permitted Uses

4.11.1 The uses permitted in the HDR zone are as follows:

Principal Uses	Accessory Uses
Assisted Living Residential Facility Community Care Facility Dwelling, Multi-Unit Dwelling, Multi-Unit Rowhouse	Home-Based Business Offices for the provision of support services for residents in a Multi-Unit Dwelling development for women who have experienced or are at risk of violence Secondary Suite, Attached

3166.11

4.12 Development Regulations

4.12.1 Development in the HDR zone is subject to the following:

Development Criteria	Regulations		
Maximum Parcel Coverage	70% for all buildings and structures combined		
Minimum Floor Area Ratio	0.75:1		
Maximum Floor Area Ratio	Base Density	Bonus Density I	Bonus Density II
	2.4:1	2.7:1	3:1
Amenities Required for Bonus Density I	A density bonus of up to 0.3 above the base density is permitted if the developer enters a <i>housing agreement</i> with the City, to require that a minimum of 30% of the <i>dwelling units</i> in the entire development are <i>affordable housing units</i> for a period of 80 years.		

3166.11

RESIDENTIAL ZONES

Amenities Required for Bonus Density II	A density bonus of up to 0.6 above the base density is permitted if at least one of the following conditions are met: (i) The developer enters a <i>housing agreement</i> with the City to require that a minimum of 75% of the <i>dwelling units</i> in the entire development are <i>affordable housing</i> units for a period of 80 years; (ii) 100 % of the required parking spaces for the entire development are located underground or within a parking <i>structure</i> incorporated into the design of the <i>building</i> ; or (iii) The entire development achieves or exceeds British Columbia Energy Step Code Level 3 energy efficiency requirements.
Parcel Access	Where a <i>parcel</i> abuts a <i>lane</i> intended for <i>motor vehicle</i> access to a <i>parcel</i> , access must only be from the <i>lane</i> .

Principal Building		Regulations
Maximum Height		17 m (5 habitable storeys)
Minimum Height		3 habitable storeys
Minimum Parcel Line Setback	Front	3 m
	Rear	4 m
	Side, Interior	1.5 m
	Side, Exterior	3 m
Maximum Parcel Line Setback	Front	6 m
	Side, Exterior	6 m
Minimum Garage Setback		6 m where the garage door is facing a <i>highway</i> .
Accessory Buildings and Structures		Regulations
Maximum Height		5 m
Minimum Parcel Line Setback	Front	4 m
	Rear	1.2 m
	Side, Interior	1.2 m
	Side, Exterior	4 m

4.12.2 A *single unit* or *two unit dwelling* to which this section applies may be rebuilt for a *residential use* if it is damaged to the extent of 75% or more of its value above the foundation, despite any rule in the *Local Government Act* that would limit the use of the building if rebuilt, provided that its *floor area* is not increased and the number of *dwelling units* in the building is not increased.

4.12.3 The maximum *gross floor area* of an *attached secondary suite* is 90 m².

RESIDENTIAL ZONES

4.13 Conditions of Use and Subdivision Regulations

4.13.1 *Permitted Uses* within the HDR zone is subject to the following *conditions of use*:

Parcel Area and Frontage by Use	Conditions	
Minimum <i>Parcel Area</i> for <i>Multi-Unit Dwellings</i>	600 m ²	
Minimum <i>Parcel Frontage</i> for <i>Multi-Unit Dwellings</i>	15 m	
Minimum <i>Parcel Area</i> for <i>Rowhouse Dwelling</i>	250 m ²	for a <i>dwelling unit</i> which shares a <i>party wall</i> with one (1) other <i>dwelling unit</i> and has one (1) <i>exterior side yard</i> .
	200 m ²	for a <i>dwelling unit</i> which shares a <i>party wall</i> with one (1) other <i>dwelling unit</i> and has one (1) <i>interior side yard</i> .
	150 m ²	for a <i>dwelling unit</i> which shares a <i>party wall</i> with two (2) other <i>dwelling units</i> .
Minimum <i>Parcel Frontage</i> for <i>Rowhouse Dwelling</i>	9 m	for a <i>dwelling unit</i> which shares a <i>party wall</i> with one (1) other <i>dwelling unit</i> and has 1 <i>exterior side yard</i> .
	7.5 m	for a <i>dwelling unit</i> which shares a <i>party wall</i> with one (1) other <i>dwelling unit</i> and has one (1) <i>interior side yard</i> .
	5 m	for a <i>dwelling unit</i> which shares a <i>party wall</i> with two (2) other <i>dwelling units</i> .

4.13.2 Despite Subsection 4.12.1, where the proposed *use* is a *Multi-Unit Rowhouse Dwelling*, *subdivision* shall only be permitted once the *building* is substantially commenced in accordance with an approved Development Permit and subsequent Building Permit.

3166.11

4.13.3 An *attached secondary suite* is only permitted in a *multi-unit rowhouse dwelling* and is limited to one (1) *attached secondary suite* per *primary dwelling unit*.

3166.11

4.13.4 Where a development with a *multi-unit dwelling* contains at least 20 *dwelling units*, a minimum of 20% of the *dwelling units* in the development must be 2-bedroom units and a minimum of 10% of the *dwelling units* in the development must be 3-bedroom units, and where the calculation results in a fractional unit of 0.5 or more, that fractional unit is considered one *dwelling unit*.

3166.10

RESIDENTIAL ZONES

4.14 Site-Specific Development Regulations and Conditions of Use

3166.10

4.14.1 The following site-specific development regulations and conditions of use apply to the property listed in this subsection:

Civic Address	Legal Description
490 Ypres Street	LOT A SECTION 17 RANGE 6 QUAMICHAN DISTRICT PLAN VIP81324 PID 026-734-958
483 Festubert Street	LOT 21, BLOCK 5, SECTION 17, RANGE 6, QUAMICHAN DISTRICT, PLAN 1063 PID 008-069-841
491 Festubert Street	LOT 22, BLOCK 5, SECTION 17, RANGE 6, QUAMICHAN DISTRICT, PLAN 1063 PID 004-803-531
Development Criteria	Regulations
Minimum Unit Mix for Multi-Unit Dwelling	2-bedroom <i>dwelling units</i> : 20% of total number of <i>dwelling units</i> 3-bedroom <i>dwelling units</i> : 9% of total number of <i>dwelling units</i>
Maximum Principal Building Height	24 m (6 <i>habitable storeys</i>)
Minimum <i>parcel line setback</i> for accessory structures used solely to provide weather protection for <i>short-term bicycle parking</i>	0 m
Minimum <i>Parcel Line Setback</i> for Underground Parkade	0 m
Minimum Number of Off-Street Parking Spaces	1 per <i>dwelling unit</i>

3166.11

4.14.2 The following site-specific development regulation applies to the property listed in this subsection:

Civic Address	Legal Description
262 E.J. Hughes Place	LOT 1 SECTION 17 RANGE 6 QUAMICHAN DISTRICT PLAN EPP28469 PID 029-108-659
Development Criteria	Regulations
Maximum Height of Principal Building	20 m (6 <i>habitable storeys</i>)

RESIDENTIAL ZONES

3166.09

4.14.3 The following site-specific development regulations and conditions of use apply to the property listed in this sub-section:

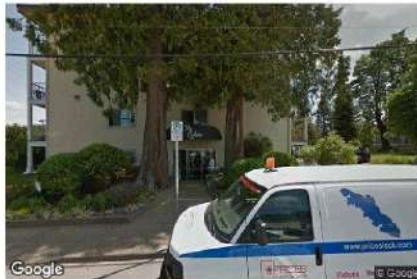
Civic Address	Legal Description
140 Trans-Canada Highway	LOT A, SECTION 16, RANGE 7, QUAMICHAN DISTRICT, PLAN 48762 PID 014-377-004
Development Criteria	Regulations
Minimum Unit Mix for Multi-Unit Dwelling	2-bedroom <i>dwelling units</i> : 20% of total number of <i>dwelling units</i> 3-bedroom <i>dwelling units</i> : 10% of total number of <i>dwelling units</i>
Maximum Principal Building Height	24 m (6 <i>habitable storeys</i>)
Minimum <i>parcel line setback</i> for accessory structures used solely to provide weather protection for <i>short-term bicycle parking</i>	0 m
Minimum <i>Parcel Line Setback</i> for Underground Parkade	0 m
Maximum Permitted Projection of eaves, entryway covers, exterior finish, green wall, gutter, cornice, sunlight control projection	1 m
Minimum Number of Off-Street Parking Spaces	1 per <i>dwelling unit</i>



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

202-380 BRAE RD DUNCAN V9L 3T8

Area-Jurisdiction-Roll: 04-207-0498-01-10



Total value **\$299,600**

2025 assessment as of July 1, 2024

Previous year value **\$295,400**

Property information

Year built	1973
Description	Strata Apartment - Frame
Bedrooms	2
Baths	2

Carports

Garages

Land size

First floor area

Second floor area

Basement finish area

Strata area 1,052

Building storeys 1

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

STRATA LOT 11, PLAN VIS84, SECTION 17, RANGE 6, QUAMICHAN LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

PID: 000-179-868

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

Register with BC Assessment



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

Strata Documents



The information and documentation included in this package was gathered from assumed reliable sources but should not be relied upon without further independent investigation and verification by the Buyer.



Dan Johnson
Personal Real Estate Corporation

(250) 709-4987
dan@ethosrealestategroup.ca



ethosrealestategroup.ca



Amera Johnson
REALTOR®

(778) 838-8685
amera@ethosrealestategroup.ca